067.A	0003	0025.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	726,800 / 726,800
					USE VALUE:	726,800 / 726,800
					ASSESSED:	726,800 / 726,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		JOYCE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JONES ANTHONY T
Owner 2:	JONES-CHENOWETH TAMARA
Owner 3:	
Street 1:	31 JOYCE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOUSER PAUL C/VOTO DENISE -
Owner 2:	-
Street 1:	31 JOYCE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,048 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1949, having primarily Wood Shingle Exterior and 1484 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6048.000	326,800		400,000	726,800
Total Card	0.139	326,800		400,000	726,800
Total Parcel	0.139	326,800		400,000	726,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 489.76 | /Parcel: 489.7

Legal Description

User Acct 128864

GIS Ref

GIS Ref

Insp Date 04/06/09

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 067.A-0003-0025.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	326,800	0	6,048.	400,000	726,800	726,800	Year End Roll	12/18/2019
2019	101	FV	283,200	0	6,048.	371,400	654,600	654,600	Year End Roll	1/3/2019
2018	101	FV	283,200	0	6,048.	371,400	654,600	654,600	Year End Roll	12/20/2017
2017	101	FV	283,200	0	6,048.	325,700	608,900	608,900	Year End Roll	1/3/2017
2016	101	FV	283,200	0	6,048.	297,100	580,300	580,300	Year End	1/4/2016
2015	101	FV	261,300	0	6,048.	262,800	524,100	524,100	Year End Roll	12/11/2014
2014	101	FV	261,300	0	6,048.	248,500	509,800	509,800	Year End Roll	12/16/2013
2013	101	FV	261,300	0	6,048.	236,500	497,800	497,800		12/13/2012

!5816!

PRINT

Date	Time
12/10/20	20:39:16

LAST REV

Date	Time
08/12/19	11:05:40

apro

PAT ACCT. 5816

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOUSER PAUL C/V	35611-129		6/4/2002		446,722	No	No		
PETERSON GLEN	27797-394		10/24/1997		203,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/15/2005	492	Redo Kit	15,500			G6	GR FY06	
9/21/2004	994	Redo Kit	60,000					NEW WINDOWS AND NE
12/10/1997	16		10,000					ADD DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
4/6/2009	Entry Denied	372	PATRIOT
10/12/2008	MEAS&NOTICE	BS	Barbara S
4/21/2005	Info Fm DEED	BR	B Rossignol
1/15/2000	Inspected	264	PATRIOT
12/13/1999	Mailer Sent		
12/9/1999	Measured	163	PATRIOT
7/28/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	128864
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6048		Sq. Ft.	Site		0	70.	0.94	12			Topo	-5					399,956						400,000	

Total AC/HA: 0.13884 | Total SF/SM: 6048 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,956 | Spl Credit | Total: 400,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	6 - Ceramic Tile	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00088990
Adj $ / SQ:	141.876
Other Features:	78271
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	366324
Depreciation:	39563
Depreciated Total:	326761

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2005
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

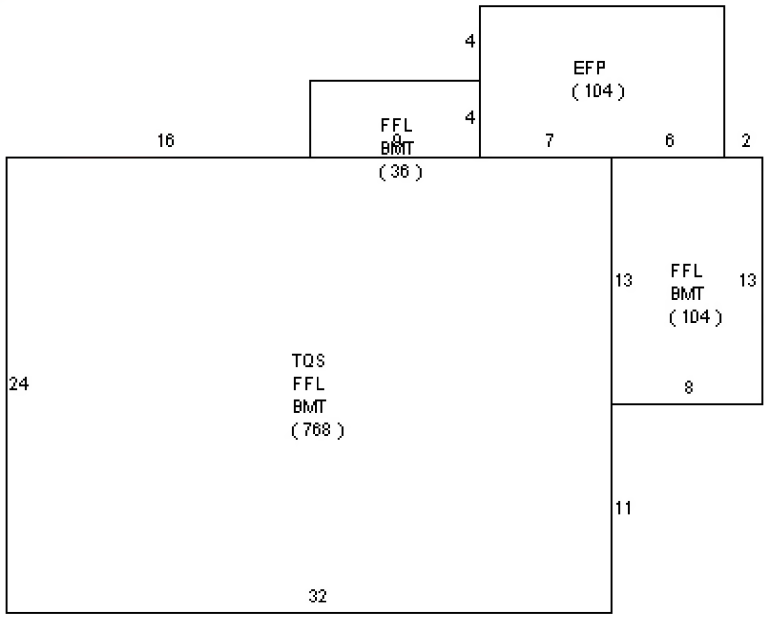
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	156.06
Special Features:	0	Val/Su Net:	130.93
Final Total:	326800	Val/Su SzAd	220.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	908	42.560	38,647
FFL	First Floor	908	141.880	128,824
TQS	3/4 Story	576	141.880	81,721
EFP	Enclos Porch	104	53.450	5,559

Net Sketched Area:	2,496			Total:	254,751
Size Ad	1484	Gross Are	2688	FinArea	1484

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 067.A-0003-0025.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X6	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: